



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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GAIL FARBER, Director

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ALHAMBRA, CALIFORNIA 91802-1460

July 12, 2011

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

25 July 12, 2011

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

### **FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE UNINCORPORATED AREAS OF LANCASTER, LLANO, AND PALMDALE (SUPERVISORIAL DISTRICT 5) (3 VOTES)**

#### **SUBJECT**

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

#### **IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

15729 Boca Raton Avenue, Llano, California 93544  
17664 Highacres Avenue, Palmdale, California 93591  
37133 186th Street East, Llano, California 93544  
15635 East Avenue R, Lancaster, California 93543

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a

Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before your Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 15729 Boca Raton Avenue, Llano, California 93544

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by July 14, 2011, the structure(s) be repaired to Code and (b) that the structure(s) be maintained secured to prevent unauthorized entry.

#### **List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a

threat to public safety and welfare until it was barricaded.

3. Portions of the interior walls are deteriorated, damaged, and lack a protective coating of paint.
4. Doors and windows are broken.
5. The required heating system is missing.
6. Electrical wiring is unsafe and noncomplying.
7. Overgrown vegetation and weeds constituting an unsightly appearance.
8. Trash, junk, and debris scattered about the premises.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 17664 Highacres Avenue, Palmdale, California 93591

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by July 14, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, and refrigerator.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash, junk, and debris scattered about the premises.

ADDRESS: 37133 186th Street East, Llano, California 93544

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by July 14, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
6. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 15635 East Avenue R, Lancaster, California 93543

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by July 14, 2011, the structure(s) be rebuilt to Code or demolished and (b) that by July 14, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and a threat to public safety and welfare until it was barricaded, as requested by the Fire Department.
3. The building contains defective, deteriorated, or inadequate floor supports.
4. The mudsill is damaged.
5. Portions of the interior and exterior wall(s) are defective and damaged.
6. Doors and windows are broken.
7. The building contains defective and damaged ceiling and roof supports.
8. The required heating system is inoperable or missing.
9. The electrical wiring system is damaged.
10. The potable water system of the dwelling is nonconforming and insanitary.

11. The water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe of the dwelling are missing or damaged.
12. The building contains defective or damaged drain, waste, and vent systems.
13. Overgrown vegetation and weeds constituting an unsightly appearance.
14. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
15. Miscellaneous articles of personal property scattered about the premises.
16. Trash, junk, and debris scattered about the premises.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,



GAIL FARBER

Director

GF:RP:nm

c: Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office